

# *1111 Light Street Baltimore, MD*

Federal Hill  
Office Space for Lease





# The Building

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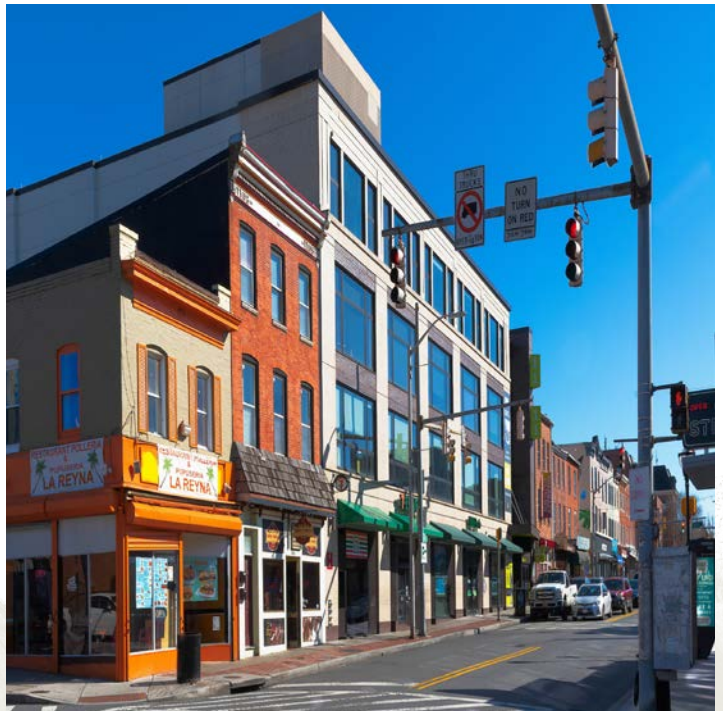
- 16,000 SF +/- available for lease on the 2nd, 3rd, & 4th floors
- Available immediately
- Located in the Heart of Federal Hill in walking distance to the newly renovated Cross Street Market
- High concentration of Millennials & Generation Z in walking distance
- Low cost parking at city-owned garage
- 24-hour building security
- Lower rental rates than comparable buildings
- Numerous walkable restaurants
- Live, work, play environment
- Fitness center and outside terrace available for tenants' use





# The Space

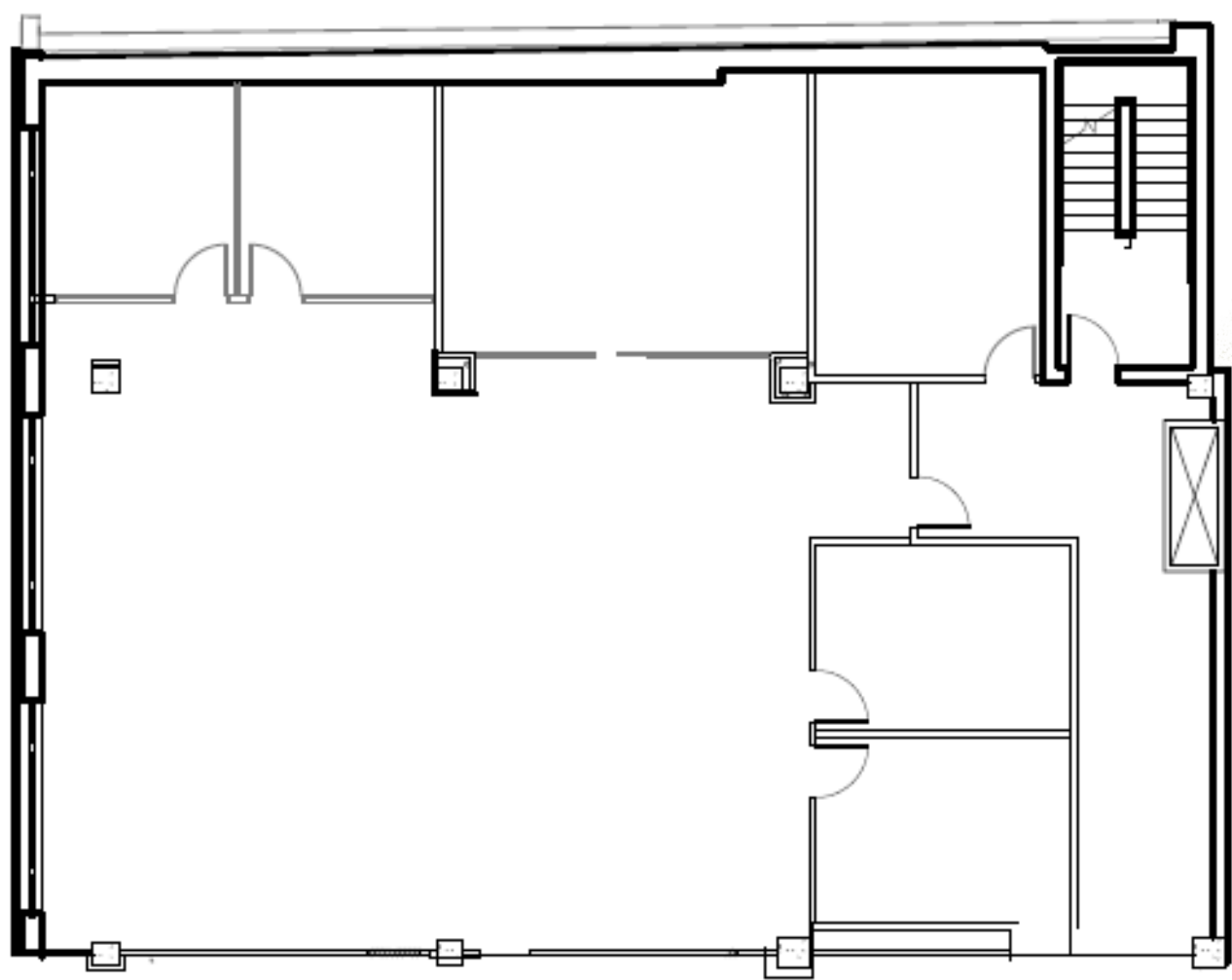
- 2nd floor: 3,213 SF +/-
- 3rd floor: 8,000 SF +/-
- 4th floor: 8,000 SF +/-
- Mix of offices and open space
- 10' ceiling height that expands to 10'6" when opened
- Move-in ready options





# Floor Plans

**2nd Floor**  
3,213 SF

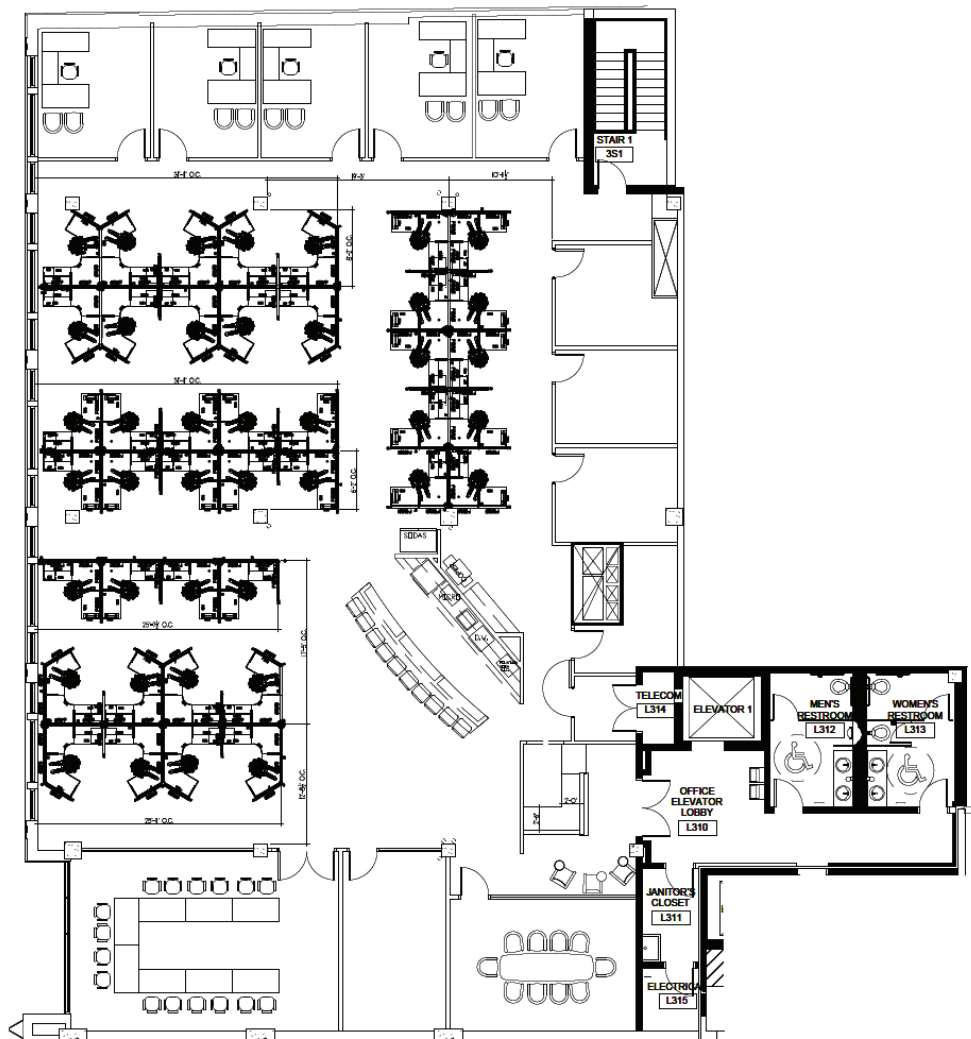




# Floor Plans

## Entire 3rd Floor

8,001 SF

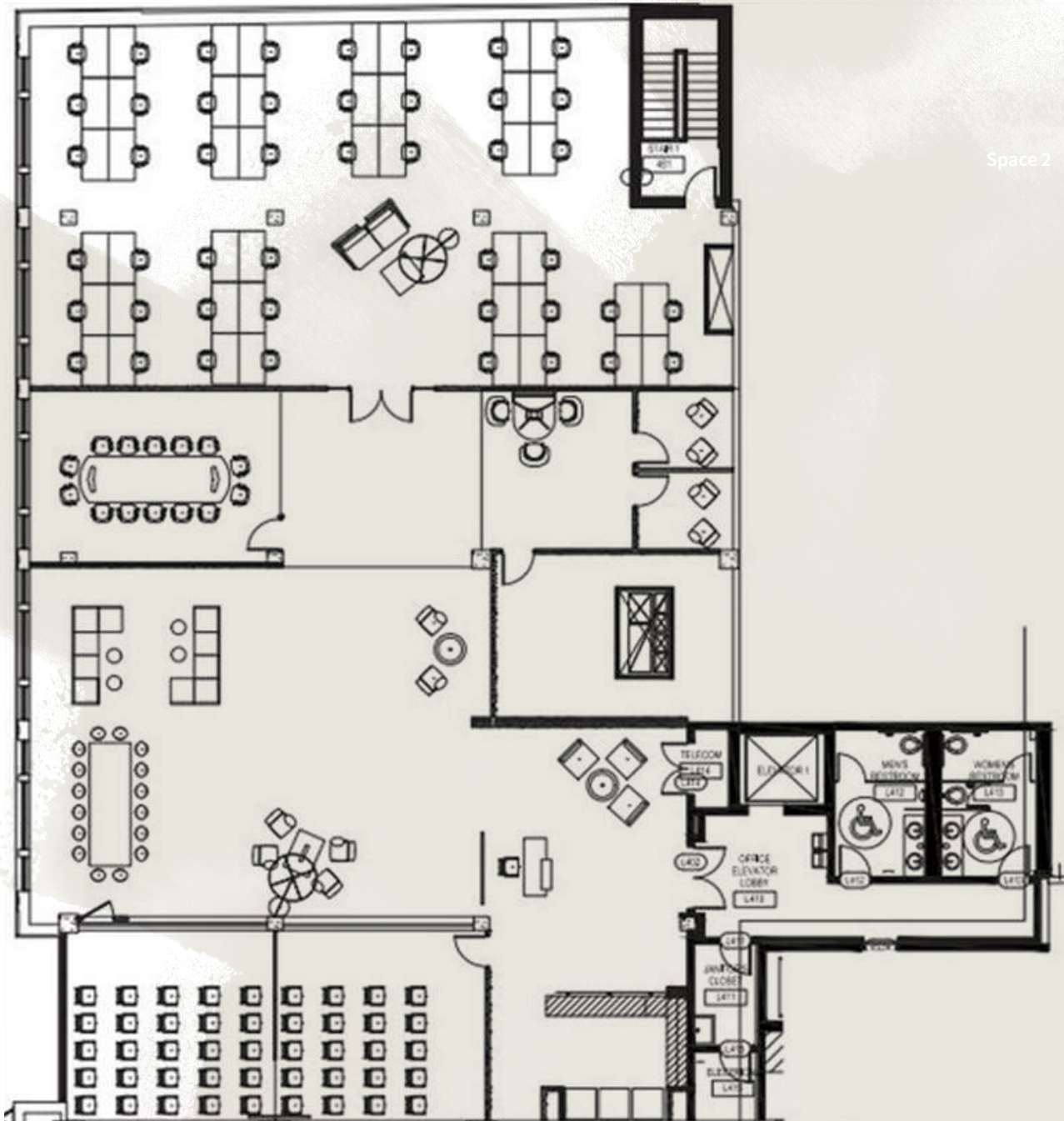




## 4th Floor

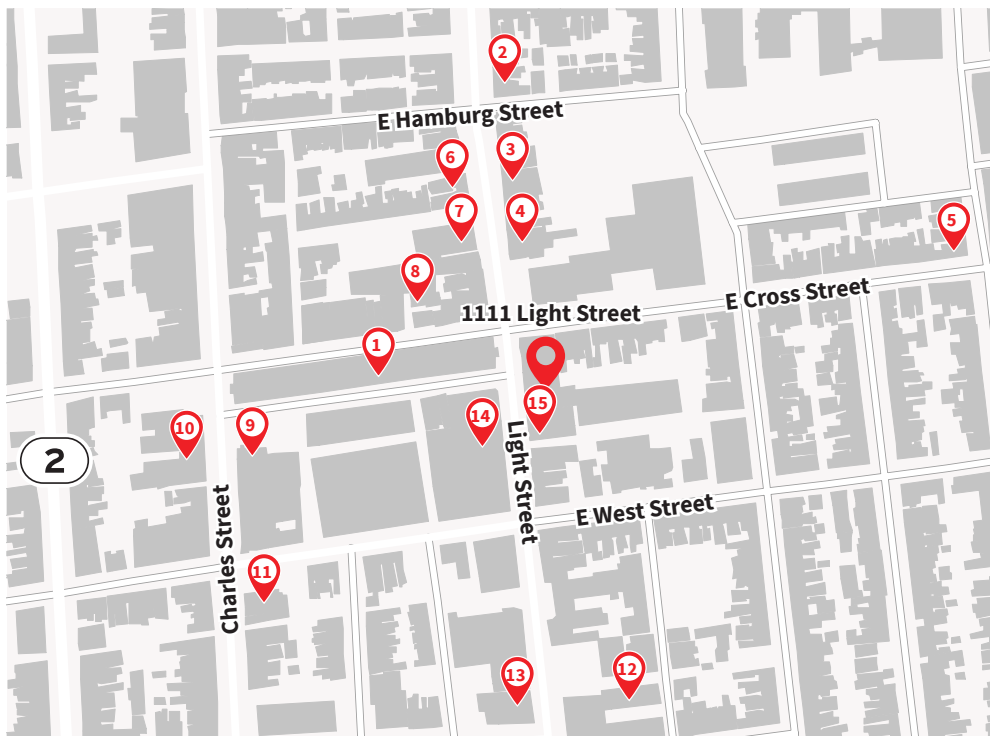
8,001 SF

Space 2



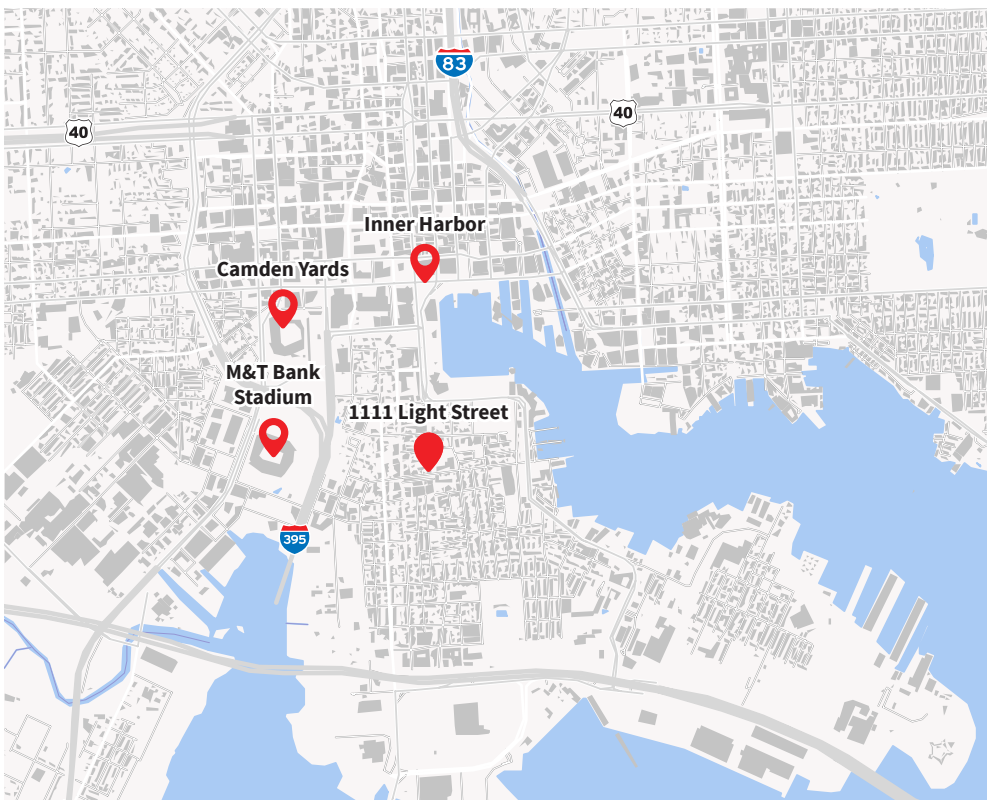


## Notable Amenities



- 1 Cross Street Market
- 2 Sam's Bagels
- 3 Thai Arroy Baltimore
- 4 Diablo Donuts
- 5 The Outpost American-Tavern
- 6 Blue Moon Too
- 7 Blue Agave
- 8 The Abbey Burger Bistro
- 9 Mothers Federal Hill Grille
- 10 Banditos Bar and Kitchen
- 11 &pizza
- 12 Domino's Pizza
- 13 The Brewer's Cask
- 14 Knockout Fitness
- 15 7-11

## Highway Map



**METRO**  
1.0 MILE

**INTERSTATE 395**  
1.7 MILES

**INTERSTATE 95**  
2.3 MILES

**BWI**  
10.4 MILES

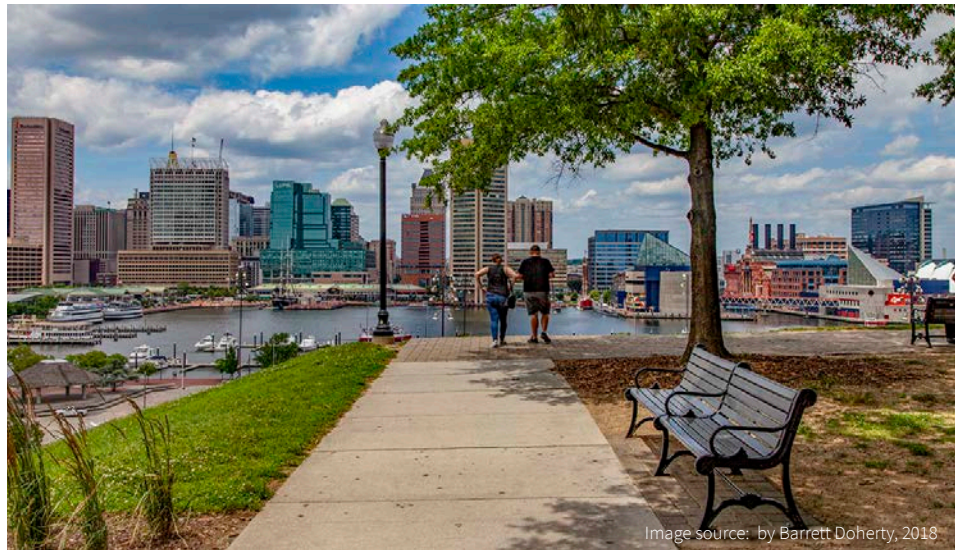


# Federal Hill

## FEDERAL HILL

(Robust list of walkable amenities)

&PIZZA  
7-ELEVEN  
ABBEY BURGER BISTRO  
BANDITOS BAR & KITCHEN  
BANK OF AMERICA  
BLUE AGAVE MEXICAN FOOD  
CEREMONY COFFEE  
CROSSBAR  
DUNKIN  
FENWICK'S CHOICE MEATS  
FH FITNESS  
GANGSTER VEGAN  
HIMALAYAN BISTRO  
KNOCKOUT FITNESS  
M&T BANK  
MAGERKS  
MOTHER'S FEDERAL HILL GRILLE  
OLD LINE COCKTAIL AND WINE BAR  
ONE POKE  
ONE STAR COUNTRY CLUB  
PANDORA'S BOX  
PIZZA BOLI'S  
POP TACOS  
PURE LIFE WELLNESS  
RYLEIGH'S OYSTER  
SAM'S BAGELS  
SOBEACHY  
SOBOTANICAL  
SOCIAL PUB & PIE  
SPOONS  
STALKING HORSE  
TACO LOVE GRILL  
THE CHARLES BAR AND GRILLE  
THE SWEET SHOPPE  
WAYWARD  
YOGAWORKS





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